



Byeways North Dimson, Gunnislake, Cornwall PL18 9NZ

Detached, character cottage set in a quiet hamlet location.

Tavistock 5 miles - Launceston 14.5 miles - Plymouth 19 miles

• 4 Bedrooms • Kitchen Dining Room • Gardens & Parking • Rent Includes Gardener • Available Now • Pet Considered • 12 Month Tenancy • Deposit: £1788.00 • Council Tax band: F • Tenant Fees Apply

£1,550 Per Calendar Month

01566 771800 | rentals.launceston@stags.co.uk

ACCOMMODATION TO INCLUDE:

Stable style front door leading into:

LIVING ROOM

Windows to the front, ornate fire place to one end, free standing wood burner set in a stone fireplace with slate hearth to the other end. Alcove shelving, wooden ceiling beams, radiators, wall lights, CO alarm, stairs rising to the first floor.

KITCHEN

Wooden wall and base units with wooden work surfaces above, 2½ bowl stainless steel sink unit, tiled splash backs. Double gas oven with gas hob, space for dish washer and under counter fridge, smoke alarm, window to the rear with far reaching views, tiled flooring. Through into:

DINING AREA

Window to the side, radiator, wall lights, double doors to:

CONSERVATORY

Laminate flooring, windows overlooking the surrounding countryside, door to garden.

REAR HALL (OFF KITCHEN)

Tiled flooring, radiator, step up to:

UTILITY ROOM

Tiled flooring, oil boiler, CO alarm, window to the rear with surrounding views. Beech effect base unit with work surface above, stainless steel sink unit with drainer and space for washing machine. Built in cupboard with shelving, extractor fan.

DOWNSTAIRS TOILET

White WC and wash hand basin, tiled flooring, obscured window to the rear.

FIRST FLOOR LANDING

Radiator, window to the front overlooking the gardens.

BEDROOM 1

Double room, windows to the front, built in wardrobes, wall lights, radiator.

BEDROOM 2

Double room, window to the front, built in cupboard, radiator.

BEDROOM 3

Double room, radiator, windows to the side and the rear with countryside views, small corner wash hand basin.

BATHROOM

White WC, wash hand basin and bath with tiled surround. Large cubicle with mixer shower and tiled surround, vinyl flooring, built in cupboard with shelving, window to the rear with countryside views, extractor fan.

BEDROOM 4

Double room, radiator, windows to the side and the rear with countryside views, built in wardrobes.

OUTSIDE

There are large lawned gardens to the front and the rear of the property. There is a wooden shed for the tenants use and a log store. There is parking for two cars at the front of the property, one being covered and a further parking space to the rear.

SERVICES

Mains water and electricity.
Private drainage.
O.F.C.H & Bottled gas cooker.
Council Tax band: F (C.C).
Rent inclusive of gardening services.

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps. Superfast: Download 36 Mbps, Upload 6

Mbps. Ultrafast: Download 950 Mbps, Upload 950 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2- Likely. Three & Vodafone- Limited. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The property will be found in the hamlet of North Dimson, on the outskirts of Gunnislake. At Gunnislake there is a post office / general store catering for day to day needs, primary school, health centre, public houses and a railway station which has regular services into the City of Plymouth. At Plymouth there is an excellent range of shopping facilities, including department stores, deep water marina and all the facilities associated with a thriving university city. In addition, there is a regular bus service to the picturesque market town of Tavistock, some five miles away, with its excellent range of facilities including a pannier market, leisure centre and many sporting facilities as well as access to the majestic Dartmoor National Park.

DIRECTIONS

From Callington take the A390 east towards Tavistock, passing through the hamlet of St Anns Chapel. On entering the small village of Drakewalls, turn left onto Delaware Road signposted Latchley/Chilsworthy. After approximately a mile turn right signposted Latchley/Chilsworthy and continue towards Gunnislake. After a short distance the car port for property can be found on the left hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1550 pcm exclusive of all charges. DEPOSIT: £1788.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

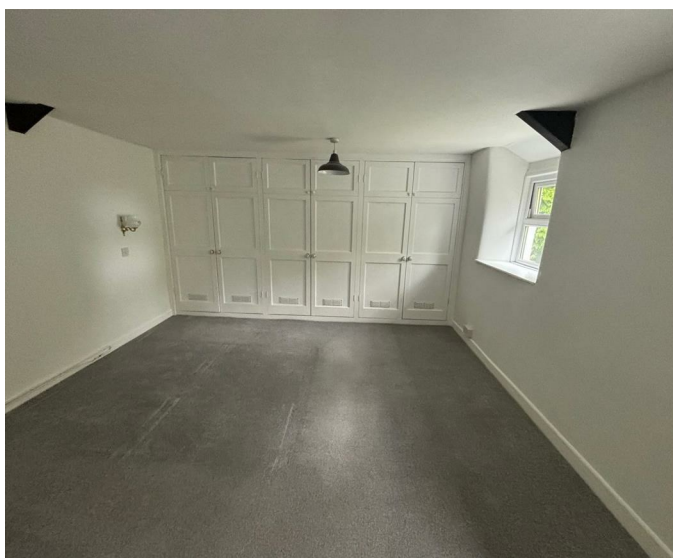
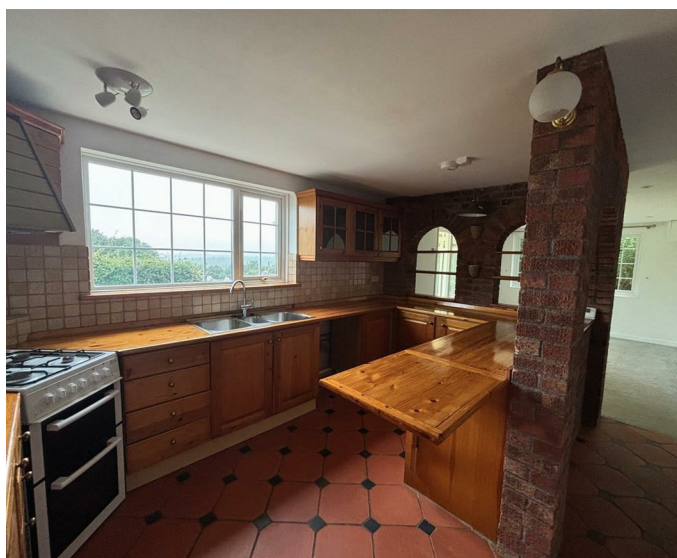
DETAILS- RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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